

Cover Sheet for:

Site Plan 8-98001E

Project Application



Montgomery County Department of Park & Planning
Development Review Division

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

1 of 6

Effective July 1, 1999

APPLICATION

Site Plan Review AMENDMENT

For M-NCPPC Staff Use Only

Date Application & Fee Received 6/22/04 by AB
SPR Fee (Attach Fee Worksheet) ✓
Date Application Complete 6/22/04 by AB
SPR Deadline _____

Site Plan File Number 8-98001 E
Final FCP Number _____
NRI/FSD Number _____
DRC Meeting Date 7/26/04
MCPB Hearing Date _____

Proposed Site Plan Name (if amendment, use original site plan name) Clarksburg Town Center -1A

Preliminary Plan Name Clarksburg Town Center File Number 1 - 95042

Pre-Application Submission Name, if any _____ File Number 7 - _____

Project Plan Name, if applicable Clarksburg Town Center File Number 9 - 94004

If previously approved Site Plan, File Number 8 - 98001D

Planning Board Opinion Date 3 / 3 / 98

Status: _____ Void

_____ Extended to (date) ____ / ____ / ____

_____ Withdrawn

X Amended by this application

If no prior Preliminary Plan, check one of the following: ☐ Preliminary Plan currently being reviewed

☐ Lot already recorded

If Record Plat recorded, M-NCPPC Record Plat Number _____

Is this a loophole property? ☐ Yes ☒ No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)

Case Number G - _____ date granted ____ / ____ / ____

If approved Development Plan (59-D-1)

Case Number G - _____ date granted ____ / ____ / ____

If approved Project Plan (59-D-2)

File Number 9 - _____ date approved ____ / ____ / ____

If Special Exception/Variance

Case Number S - _____ or A - _____ date adopted ____ / ____ / ____

Tax Account Number 1. 160200028787 2. 160200026117 3. _____ 4. _____

Tax Map Page Number EW341 233 NW13

Location:

(complete either A or B)

A. On _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street Name

B. SE quadrant, intersection of Clarksburg Road and Overlook Park Drive
N, E, S, W, etc. Street Name Street Name

(complete either C or D)

C. On _____ feet _____ of _____
Street Name N, E, S, W, etc. Street Name

D. _____ quadrant, intersection of _____ and _____
N, E, S, W, etc. Street Name Street Name

Planning Area Number 13

Site Plan Review Application

Site Area:

Gross area of Site Plan	28.45	ac.	1,239,282	s.f.	
Area dedicated to Public Use		ac.		s.f.	
Total net area of Site Plan		ac.		s.f.	
Area by Zone:	Zone 1: RMX-2	28.45	ac.	1,239,282	s.f.
	Zone 2:		ac.		s.f.
	Zone 3:		ac.		s.f.

Incorporated Municipality or Special Taxing District, if applicable _____

Is site in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	_____	Commercial Office	0
One-family semi-detached	_____	Commercial Retail	0
One-family attached	_____	Industrial	0
Townhouses	54	Other _____	_____
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	82	Other _____	_____
Total proposed	_____	Other _____	_____
Included MPDUs	0	Other _____	_____
Included TDRs	0	Total Proposed	_____
Existing dwelling units to remain	_____	Existing to remain	_____

Method of Development: ☒ Standard ☐ Cluster ☐ MPDU ☐ TDR ☐ _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) _____

 Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

Name Clarkburg Terrabrook LLC Contact Person Kim Ambrose
Street Address 8201 Greensboro Drive Suite 817
City McLean Virginia, 22102 State Zip Code
Phone Number () Fax Number (703) 917-4218

2. Developer (if different from Applicant above)

Name Contact Person
Street Address
City State Zip Code
Phone Number () Fax Number ()

3. Engineer

Name Charles P. Johnson & Associates, Inc. Contact Person Les Powell
Street Address 1751 Elron Road, Suite 300
City Silver Spring, MD 20903 State Zip Code
Phone Number (301) 434-7000 Fax Number (301) 434-9394

4. Architect

Name Contact Person
Street Address
City State Zip Code
Phone Number () Fax Number ()

5. Landscape Architect

Name Land Design Inc. Contact Person Kevin Tankersley
Street Address 1414 Prince Street, Suite 400
City Alexandria, VA 22314 State Zip Code
Phone Number (703) 549-7784 Fax Number (703) 549-4984

6. Attorney

Name Linowes & Blocher Contact Person Steve Kauffman
Street Address 1010 Wayne Avenue
City Silver Spring, Maryland 20910 State Zip Code
Phone Number () Fax Number (301) 495-9044

Signature of Applicant (Owner or Contract Purchaser)

Kimberly N. Ambrose
Signature Kimberly N. Ambrose
Name (Type or Print)

6/22/04
Date

Site Plan Review

Checklist

- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics ..
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
		✓
12	✓	✓
		on cover sheet ✓
		—
12	✓	✓
12	✓	✓
1	NA	—
		✓
1	NA	—
2	NA	—
3	✓	✓
3	✓	✓
3	✓	✓
3	✓	✓
1	NA	—

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

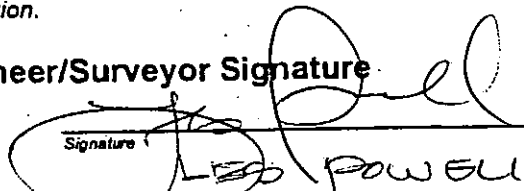
The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature


 Signature
 LISA POWELL
 Name (Type or Print)

6/22/04
 Date